

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }  
SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWO HUNDRED FIFTY AND NO/100 DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Lumas Ward and wife, Maggie Ward  
(herein referred to as grantors) do grant, bargain, sell and convey unto

B. D. Shea and wife, Ruth E. Shea  
(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

For point of beginning, commence at a point which is the NW corner of the W 1/2 of SW 1/4 of SW 1/4, Section 31, Township 20, Range 2 East; thence run Southerly along the West boundary of said Quarter Quarter Section 210 feet for point of beginning; thence continue Southerly along the West boundary of said Quarter Quarter Section 210 feet; thence Easterly and perpendicular to the West boundary of said Quarter Quarter Section 210 feet; thence turn an angle of 90 deg. to the left and run thence Northerly and parallel with the West boundary of said Quarter Quarter Section 210 feet to the SE corner of the lot heretofore conveyed grantees herein; thence turn an angle of 90 deg. to the left and run thence Westerly along the South boundary of said grantees' property 210 feet to point of beginning.

Also an easement for a roadway furnishing egress and ingress to said property described as follows: Commence at the SW corner of said above described lot, and run thence Easterly along the South boundary of said lot 30 feet; thence turn an angle 90deg. to the right and run thence Southerly to the North boundary of a driveway leading from the Wilsonville paved highway to the residence of Lumas Ward; thence Westerly along the North boundary of said Lumas Ward driveway to the West boundary of said Quarter Quarter Section; thence Northerly along the West boundary of said Quarter Quarter Section to point of beginning.



TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 9th day of November, 1964.

WITNESS:

James Grasher (Seal) STATE OF ALA. SHELBY CO. I CERTIFY THIS INSTRUMENT WAS FILED ON 11/10/64

Elizabeth L. Waller (Seal) Lumas Ward (Lumas Ward) Maggie Ward (Maggie Ward)

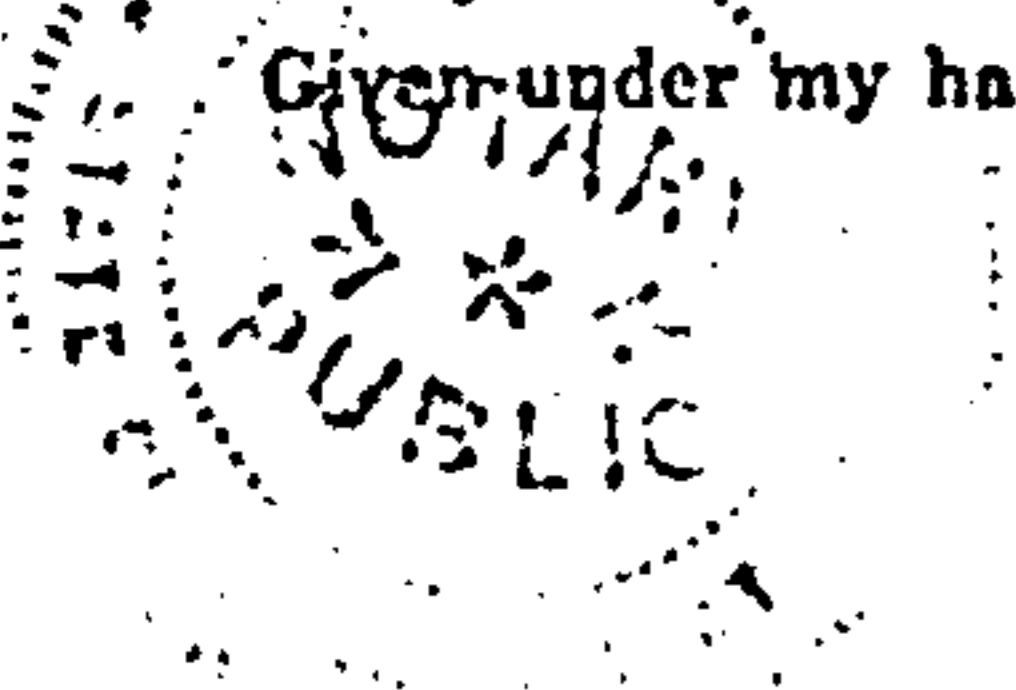
RECORDED & \$... MTG. TAX & \$... DEED-TAX HAS BEEN PD. ON THIS INSTRUMENT. (Seal)

STATE OF ALABAMA }  
SHELBY COUNTY }

C. M. Jacobs Acknowledgment  
JUDGE OF PROBATE

I, Lumas Ward and Maggie Ward, a Notary Public in and for said County, in said State, hereby certify that Lumas Ward and Maggie Ward whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of November, A. D., 1964.



James Grasher Notary Public.